



*Gibbon-Fairfax-Winthrop School*

*Independent School District 2365*

**Gibbon-Fairfax-Winthrop Schools ISD 2365**

**Review & Comment Submittal**

**Proposed Referendum Planned for:**

**November 5, 2019**

**Submitted in compliance with MN Statute 123B.71**

**August 6th, 2019**

## GFW Business Office



August 13, 2019

Mary Cathryn Ricker  
Commissioner of Education  
Minnesota Department of Education  
1500 Hwy 36 West  
Roseville, MN 55101

### **Proposal for Review and Comment – GFW (Gibbon-Fairfax-Winthrop) Public Schools, ISD 2365**

Dear Commissioner Ricker:

In accordance with Minnesota Statute 123b.71, GFW ISD 2365, hereby submits our proposal for construction of a single site (PreK-12) facility to be built in a central location of the district in Gibbon. The total amount of the proposed project, which will be presented to the voters on November 5, 2019, is \$49,713,896 (which includes all estimated capitalized interest and related bond issuance costs).

The GFW School Board ISD #2365, by unanimous vote on June 27, 2019, directed district administration to prepare and submit this project to the Commissioner of Education for review and comment, in preparation for bringing a bond referendum election to district voters on November 5, 2019. Pending voter approval, financing will be secured through the sale of bonds with payment coming over a 20 year period.

The election will consist of one question, which will be should GFW Schools build a PreK-12 one site facility in Gibbon. GFW Schools will ensure all voters receive proper notice of the election, the question, polling places, and election times in advance of the notification deadline.

All three of our buildings contain portions that were built over 80 years ago and 60% of the square footage in the buildings is over fifty years old. As a result, we have come to a time where our buildings are in need of more upgrades and changes than we can fiscally provide through debt service and LTFM. This project will address issues along with providing our students with a more secure learning environment with opportunities for personalized learning, flexible spaces, and access to 21st century education including enhanced career technical classes.

Should you require any additional information, or have questions, please feel free to contact me anytime. We thank you in advance for your cooperation and consideration of this proposal, and we look forward to your response.

Sincerely,

  
Lonnie Seifert, Superintendent  
GFW Schools

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*fostering lifelong learners in a caring environment*

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# **Gibbon-Fairfax-Winthrop Schools ISD #2365 Proposal**

## **Cover Letter**

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## INTRODUCTION & SUMMARY DESCRIPTION

In accordance with Minnesota Statute 123B.71, GFW Independent School District #2365 submits the following educational facilities proposal for review and comment. The school district has 3 schools in 3 different towns and they are aging facilities that have a long list of deferred maintenance items. The schools also do not provide adequate spaces for their education program. In 2017 there was a building referendum to remodel the 3 existing schools to upgrade the educational spaces and address the deferred maintenance items. The community voted against remodeling the 3 existing buildings. The proposed facility is a new PK-12 School centrally located in the city of Gibbon.

The information presented in this proposal documents the need for this project, the deficiencies and maintenance issues with the existing school facilities, provides detail related to components of the project scope, and outlines the project funding and financial feasibility as developed by the District.

After the failed referendum, the School District did a community survey and the community identified that the school district should address the facility needs (55%), and that the School District should address these needs within the next 3 years (66%). The community wants to see the District go to a 1 or school 2 school district (59%) and most of them wanted a new centrally located PK-12 school. If a new PK-12 school was built, most wanted it to be centrally located in the city of Gibbon (49%). The School District used a Community Task Force of 26 community & school district members and a facilitation process by RA Morton to identify school district & community needs. Several options were developed to meet those needs and the Task Force selected the option that is included in the submission. The School Board voted to accept the task force recommendation.

The School Board of District #2365 wishes to begin construction the fall of 2020 and be completed the summer of 2022.

This project shall be a one question proposal for the voters.

Question 1: Provide funds to build a new PK-12 School on a new site centrally located near Gibbon and the demolition of the Fairfax and Winthrop Schools.

**DISTRICT CONTACT:** Lonnie Seifert, Superintendent  
Independent School District #2365  
GFW Schools  
323 E. 11<sup>th</sup> Street Gibbon, MN 55335  
Ph.: 507- 834-6501  
Email: [lonnie.seifert@gfwschools.org](mailto:lonnie.seifert@gfwschools.org)

<b>SCHOOL BOARD:</b>	Phil Klenk	Chairperson
	Mike Kuehn	Vice-Chairman
	Becky Vos	Treasurer
	Marisa Lee	Clerk
	Jason Haas	Director
	Kelsey Odegard	Director

**TOTAL PROJECT COST:** Question 1: \$49,490,000



**METHOD OF FINANCING:** General Obligation Bonds

**MILESTONE DATES:** Referendum- November 5, 2019  
Design & Preconstruction November 2019 – August 2020  
Project Bid/Award- September 2020  
Construction Phase- October 2020– August 2022

**PROJECT TEAM:**

Construction Manager: RA Morton  
3315 Roosevelt Road, #100  
St. Cloud, MN 56301  
Contact: Preston Euerle  
Phone: 320-251-0262  
[preston@ramorton.com](mailto:preston@ramorton.com)

Architect: GLTArchitects  
808 Courthouse Square  
St. Cloud, MN 56303  
Ph.: 320-252-3740  
Contact: Steve Paasch  
[spaasch@gltarchitects.com](mailto:spaasch@gltarchitects.com)

Fiscal Consultant: Ehlers  
3060 Centre Point Drive  
Roseville, MN 55113  
Ph.: 651-697-8513  
Contact: Jodie Zesbaugh/Shelby McQuay  
[jzesbaugh@ehlers-inc.com](mailto:jzesbaugh@ehlers-inc.com) / [smcquay@ehlers-inc.com](mailto:smcquay@ehlers-inc.com)

# 1. The geographic area and population to be served

- a. Preschool through grade 12 student enrollment for the past five years, and
- b. Student enrollment projections for the next five years.

GFW Public School District 2365 was established in 1992. The district serves the communities of Gibbon, Fairfax, and Winthrop, located in south central Minnesota, along MN19 & MN15. In 2009, the district boundaries expanded to incorporate an area that had previously been a part of McLeod West. The School District serves a population of 4,000.

**See attachment (1) one for the District map.**

GFW Schools provides PK-12 education to over 725 students.

K-12 School Enrollment for the past 5 years:

- FY: 14-15: 766
- FY: 15-16: 755
- FY: 16-17: 718
- FY: 17-18: 711
- FY: 18-19: 696

K-12 School Enrollment Projection for the next 5 years.

- FY: 19-20: 700
- FY: 20-21: 687
- FY: 21-22: 676
- FY: 22-23: 680
- FY: 23-24: 686

# 2. A list of existing school facilities

- a. By year constructed
- b. Current Uses
- c. An assessment of the extent to which alternative facilities are available within school district
- d. Boundaries and in adjacent school districts.

## A. GFW Primary School and District Office (Gibbon)

### 1. LOCATION

- 323 East 11<sup>th</sup> Street, Gibbon, MN 55335

### 2. YEAR CONSTRUCTED

- 1935 Original Building: 8,920 sq. ft.
- 1953 Classroom Addition: 23,310 sq. ft.
- 1997 Classroom/Administration Addition: 34,725 sq. ft.

**Total: 66,955 Sq. ft.**

3. SIZE

- a) Site 3.7 Acres
- b) Building 66,955 sq. ft.
  - Lower Level 27,049 sq. ft.
  - Main Level 36,906 sq. ft.

4. CURRENT USAGE

- Grades PK-3 : 278 students
- District Offices

**B. GFW Intermediate School (Fairfax)**

1. LOCATION

- 3rd Avenue Southeast, Fairfax, MN 55332

2. YEAR CONSTRUCTED

- 1938 Original Building: 17,120 sq. ft.
- 1958 Classroom Addition: 14,751 sq. ft.
- 1965 Agriculture Shop Addition: 2,800 sq. ft.
- 1967 Boiler House Addition and Alterations: 1,059 sq. ft.
- 1975 Gymnasium/Classroom/Library Addition: 70,925 sq. ft.
- Total: 106,555 sq. ft.**

3. SIZE

- a) Site - 17.5 acres + 9 acre city park land (approximate)= 36.5 Acres (approximate)
- b) Building - 106,555 Square Feet
  - Lower Level 24,769 sq. ft.
  - Main Level 74,715 sq. ft.
  - Upper Level 7,071 sq. ft.

4. CURRENT USAGE

- Grades 4-6: 202 students

**C. GFW Jr./Sr. High School (Winthrop)**

1. LOCATION

- 1001 North Cottonwood Street, Winthrop, MN 55396

2. YEAR CONSTRUCTED

- 1935 Auditorium Addition: 16,122 sq. ft.
- 1953 Classroom/ Cafeteria/ Industrial Tech Addition 21,405 sq. ft.
- 1963 Classroom Addition: 67,257 sq. ft.
- Pre-1996 Gymnasium Addition: 17,923 sq. ft.
- 2008 Locker Room Addition: 5,974 sq. ft.
- Total: 128,681 sq. ft.**

3. SIZE

a) Site 10 acres + 22 acres city park land (approximate) = 32 acres (approximate)

c) Building 128,681 Square Feet

- Lower Level 22,577 sq. ft.
- Main Level 86,187 sq. ft.
- Upper Level 19,917 sq. ft.

#### 4. CURRENT USAGE

- Grades 7-12: 233 students

### D. Alternative Facilities Assessment

The school district has 3 relatively small communities. The cities do not have other public facilities that could be used by the school district. The schools are generally the largest buildings in these cities and they are used by the community at various times throughout the year.

If the district was to look at using facilities at neighboring school districts, there would be considerable cost and time in transportation. GFW main issues are a large amount of deferred maintenance needs, high operating costs, excessive square footage for the number of students and a need for more appropriate space to provide 21st century academic programming.

The District also contacted neighboring school districts to discuss consolidation. There was no interest from the other school districts and little support from the community in consolidation.

## 3. A list of specific deficiencies of the facility

- a. The process used to determine the deficiencies
- b. A list of those deficiencies that will and will not be addressed by the proposed projects
- c. Demonstrating the need for a new or renovated facility to be provided
- d. A list of specific benefits that the new or renovated facility will provide to students, teachers and community users served by the facility.

### A. Process

District administration and facilities staff, along with RA Morton Construction Managers, GLTArchitects, and Cain Thomas Associates, were involved in determining the building deficiencies. The facilities review was conducted on January 6, 2017. Participants first met to discuss the observed strengths and deficiencies of the GFW Schools' facilities. The participants then toured all three buildings to review existing conditions. Existing construction documents from past projects, a roofing report from 2011, and documentation on asbestos were also reviewed. The findings were documented in a 96-page 2017 Facilities Assessment Report. The following is a summary of the deficiencies identified.

After a failed referendum in 2017, a survey was done and a new 26 member Task Force was assembled in 2018 to assist the school district to review the facility needs of what was important to the community. During the Task Force meetings there were tours of each school and members were surprised at the amount of deferred maintenance, that the teaching spaces do not meet the needs of the current education program and that some staff travel between the schools to teach to different grade levels. The Task Force worked in

small and large groups to develop objectives that were agreed upon to help direct the group in reviewing options and making a recommendation to the school board. The prioritized objectives are:

**Project Criteria/Objectives:**

1. GFW School District to Continue (Keep Consolidation Option Open)
2. Provide Best Education Possible (Programming, Staff, Student Success)
3. Budget/ Affordability
4. Educate the Voters (Keep Voters Informed, School Board Understands, See the need and Why it is Needed)
5. Make Teaching (Staff) Time More Efficient (Travel is a Waste of Time and Money, Improve with Grade Configuration Changes)
6. 1 or 2 Buildings
7. Safety and Security
8. Draw Students and People to Community (School a Factor in Attracting People, Website upgrades)
9. CTE Emphasis
10. Meeting Basic Needs (food, safety and clothes)
11. Student Connectivity Among All Grade Levels
12. Facilities- Long Term Solutions (20+ years)
13. Unite Towns- "GFW" not 3 towns

**B. List of deficiencies**

**GFW Elementary School and District Office (Gibbon)**

1. School is at capacity and more space is needed.
2. Replace 7,876 SF of roof (29 years old).
3. Roof maintenance of identified areas in the roofing study to extend life of roof.
4. Tuck point masonry wall above roof.
5. Make site changes to prevent storm water from entering building at library.
6. Reconfigure playgrounds.
7. Pave gravel parking lot. (school board decided to reshape existing lot w/new Class 5 fill & slope to drain)
8. Replace pea gravel at playground with wood chips.
9. Add storage shed for playground equipment.
10. Add exterior egress lighting, code requirement.
11. Some exterior lights are HID and incandescent fixtures that may would replaced with LED lights.
12. More electrical outlets in older part of school.
13. Upgrade PA system for full building coverage.
14. Security for ECFE and gym.
15. Locate ECFE classroom near motor skills room.
16. Replace older single-pane windows.
17. Improve HVAC controls to provide more even heat in areas of school. Replace pneumatic controls.
18. Additional accessible toilet rooms required in the lower level, code requirement.
19. Add low-style mop sinks at custodial closets for scrubbers.

20. Add grease trap in kitchen, code requirement.
21. Review hot water system in kitchen. Water temperature varies too much.
22. Update kitchen equipment.
23. Asbestos abatement.

### **GFW Middle School (Fairfax)**

1. Improve main entry design.
2. Improve building security.
3. Tuck point exterior walls at auditorium.
4. Reroute scupper at gym entry. In winter it covers up the fire department connection w/ice.
5. Update carpeting in all rooms.
6. Replace older windows.
7. Replace lockers.
8. Update practice rooms in band room.
9. Pave gravel lot and resurface parking lot. (School board decided to reshape gravel lots w/new class 5 & slope to drain properly.)
10. Add playground.
11. Add exterior egress lighting, code requirement.
12. Add more electrical outlets in older part of school.
13. Upgrade PA system, to provide coverage throughout school.
14. Upgrade clock system.
15. Improve HVAC controls for south-facing classrooms.
16. Provide fire protection for the main floor and upper floor that aren't sprinkled. Code requirement.
17. Replace galvanized water pipes.
18. Add accessible toilet rooms, code requirement.
19. Replace drinking fountain at auditorium lobby or remove. Existing contains lead.
20. Add grease trap in kitchen, code requirement.
21. Improve ventilation at kitchen, it gets very warm.
22. Upgrade concession stand and add sink, code requirement.
23. Install new auditorium seats.
24. Provide new stage curtain at auditorium.
25. Upgrade auditorium with new lighting and equipment.
26. Replace gym bleachers.
27. Remodel media center for better utilization.
28. Asbestos abatement.
29. Gymnasium wall below grade shows signs of water infiltration.

### **GFW High School (Winthrop)**

1. Main entry is small and has no identity. Review other entry location options.
2. Improve security with main entry and main office locations.
3. Make better utilization of lower level space if needed.



4. Expand woodshop and metal shop spaces.
5. Make better use of courtyard.
6. Add overhang at north gym entrance.
7. Add exterior egress lighting, code requirement.
8. Replace older windows.
9. Replace approx. 11,000 SF of roof over shops& kitchen as identified in roofing study.
10. Roof maintenance on approx. 11,000 SF of roof to extend its life.
11. Add roof access ladders.
12. Upgrade clock system to cover entire school.
13. Provide more electrical outlets and USB outlets for charging devices.
14. Resolve return air through hallway.
15. Improve HVAC controls.
16. Provide fire protection to the parts of the school not sprinkled, code requirement.
17. Upgrade toilets to meet accessibility requirements, code requirement.
18. Provide accessible restrooms with updated fixtures near auditorium.
19. Repair exhaust hood at science lab.
20. Remodel outdated science labs.
21. Upgrade gas shutoffs at science labs.
22. Upgrade electrical at science labs to provide more power.
23. Consider adding an IT lab.
24. Improve ventilation at wood and metal shop.
25. Upgrade art room.
26. Upgrade above stage lighting and theater controls.
27. Improve music storage.
28. Remodel media center for better utilization.
29. Replace Media Center carpet.
30. Provide more collaborative space for students.
31. Add grease trap at kitchen sink, code requirement.
32. Replace custodian mop sink.
33. Replace old kitchen equipment.
34. Restore retaining wall by front entry.
35. Restore flower bed with school built date around flag pole.
36. Replace front steps along Highway 19.
37. Repair numerous sidewalk issues with cracks and raised slabs.
38. Replace track surface. Track surface is cracked and not safe for student use.
39. Upgrade football field (Lighting, regrade, irrigation).
40. Replace gym floor.
41. Replace bleachers.
42. Replace wrestling floor mats.
43. Remodel fitness room.
44. Asbestos abatement.
45. Hallway @ auditorium is too narrow and is very congested.

To address all of the deficiencies listed above, it was estimated that it would cost **\$20,700,000**.

### **C. Demonstrating the need for a new or renovated facility to be provided**

During the Facility Study process and the Task Force meetings it was discussed that the buildings are aging and are not suitable for the current education program & technology. Many spaces are not the adequate size or space not available for certain programs. All three schools have parts of the schools that were built in the 1930's with many additions. The last additions at Gibbon and Winthrop schools were 20+ years ago and at Fairfax the last addition was 40+ years ago. The age and condition of the school do not have the curb appeal needed to attract new families to the district.

The Schools have adequate space, except for Gibbon, but many rooms are not adequate for their current use. There are classrooms at the high school that were originally elementary classrooms with low sinks and cabinets. The media centers at all 3 schools are under-utilized. There are science labs with limited electrical power, no gas and fume hoods that are not working. The school district has difficulty getting teachers or having teachers that have to drive between the high school and middle school.

The school district would like to offer more electives but with limited teaching space and teaching staff, it is difficult to offer additional programs to students. Physical Education and athletics have limitations for practice and game space.

The community survey and the Task Force recommended a new PK-12 school, centrally located. This would reduce the district's square footage, reduce operating costs, align the school space program with the education program and staff would be able to work with students of different grade levels without traveling which would help attract new staff to the district when they are hiring. This would be a long term solution for the school district that would address their long list of deferred maintenance and provide facilities that would attract students that are opened enrolled to other districts and new families that move to the area.

The new school would also address the district's safety issues with controlled entries, designed for passive supervision and the ability to secure parts of the school when not in use. The new school will also provide new and better opportunities for CTE programs.

The Task Force recommended to the School Board to build a new PK-12 school, centrally located and the School Board accepted the Task Force's recommendation.

See attachments 2, 3, & 4 for the existing schools site plans and floor plans.

### **D. Benefits that the new or renovated facility will provide**

1. Addresses all of the deferred maintenance issues.
2. Addresses code & accessibility issues.
3. Reduces SF to reduce operating cost.
4. Improve security.
5. Classroom space that meets education program.
6. School schedule can be maintained during construction of a new school.
7. Be able to provide more electives.

8. Easier to hire staff for a PK-12 building.
9. Improve bus/parent student drop-off for better safety.
10. Provide Adequate Parking.

## 4. A description of the project including:

- a. specifications of site and outdoor space acreage,
- b. square footage allocations for classrooms, laboratories and support spaces,
- c. estimated expenditures for major portions of the project,
- d. estimated changes in facility operating costs,
- e. dates the project will begin and be completed.

### A. School Site

The school district has an agreement to purchase 45 acres of land in the City of Gibbon for the new school site. Currently the land is used as farm land. The City of Gibbon has utilities up to the site. The new site will have the new school, parking for approximately 350 cars, bus parking for 14 buses. The bus drop off will be separate from the car drop off. A service drive will be used for deliveries and pick-up for the building and the CTE programs. There will be an emergency access road around the school. There will be playgrounds for the ECFE program and the elementary students. There will be 2 baseball, 2 softball fields and 1 football field on site. The existing varsity football, baseball and softball fields will continue to be used but there is room for these facilities on the new site if they decide to move them in the future. Storm water will be addressed on site so it does not affect the neighboring farm land. See attached site plan, attachment 6.

### B. Square Footage Allocations

See attached space program for the programmed spaces, quantities and sizes, attachment 5.  
See attachment concept floor plan. The rooms call out the square footage for each room.  
See attachment 7 for floor plan.

### C. Estimated project costs

See attachment 8 for the estimated project cost from RA Morton.

### D. Estimated change in facility operating cost

The proposed project would reduce the number of schools from 3 to one and the square footage from 294,250 square feet for the 3 existing schools to 173,500 square feet for the new school. The existing utility cost for the existing 3 schools is about \$230,000. These schools have minimal air conditioning and minimum outside air that does not meet current standards. The new school would have air conditioning and the HVAC system would meet current standards for outside air and ventilation. This would lead to a higher per square foot cost for utilities but are still estimated at less than current utility costs. It is estimated that the new utility cost for the school would be \$215,000.

The cost of transportation was estimated to be reduced by \$25,000-\$35,000.

Staffing was reviewed and could be reduced by about \$175,000. This would include 1 office assistant, 1 food service staff, 2 custodians, 2 paraprofessionals and 1 certified teacher.

Looking at square foot cost the cost of custodial supplies and repairs could be reduced approximately \$25,000.

There would also be some savings for lawn care and snow removal for one site.

### **E. Project Schedule**

See attachment 9 for the project schedule.

## **5. Project Financing & Tax Impact:**

- a. Applicable statutory citations**
- b. Schedule & date for a bond issue on school board action.**
- c. Schedule of payments, including debt service, equalization aide.**
- d. Effect of bond issue on local property taxes by property class & valuation.**

### **A. Financing/Tax Impact**

GFW School District, ISD #2365 proposes to obtain financing from the sale of General Obligation bonds. The School District would seek voter approval of one ballot question on Tuesday, November 5, 2019, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$49,490,000 bond issue. Costs of issuance are estimated at \$136,540. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$734,734) and estimated costs of issuing this debt equals \$49,717,020, the amount the District expects to need for construction projects.

Ehlers has prepared the following schedules which have been included in the attachment 10 of this document:

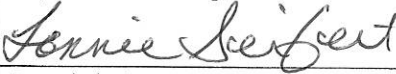
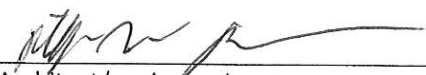
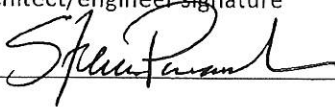
- 1) Estimated sources and uses of funds for the proposed bond issue
- 2) Estimated debt payment structure for the anticipated bond issue and estimated annual debt service property tax levies after accounting for the 105% levy requirement (the district does not qualify for debt service equalization aid under current law)
- 3) An analysis of the estimated tax impact on various values of residential, commercial, and agricultural properties for the proposed bond issue

**Attachment 1**  
**Review and Comment**  
**Section #6 Documentation**  
**(as amended by the 2014 Legislature)**

Documentation obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:

- (i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.
- (ii) The school district and the architects will include elements of sustainable design for this project.
- (iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for the heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- (iv) If the project creates or modifies interior spaces, the district, architects/engineers and relevant contractors have considered the *American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools* on maximum background noise level and reverberation times.
- (v) The project will be in compliance with Minnesota State Fire Code.
- (vi) The project will be in compliance with Minnesota Statutes, chapter 326B, governing building codes.
- (vii) The school district and the architects/engineers have been in consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit and safe access for pedestrians and cyclists.

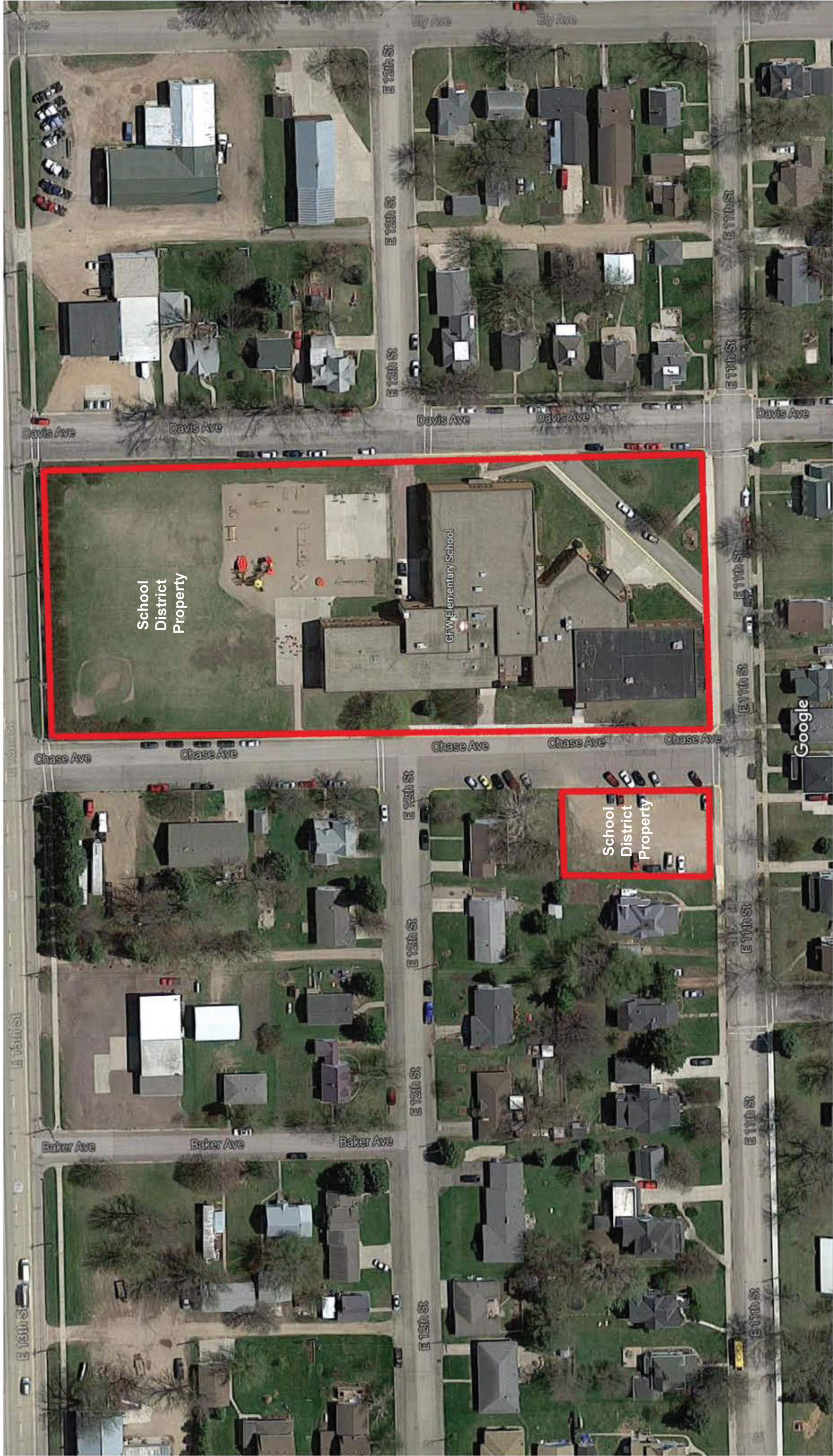
The school district and architect/engineers will maintain documentation showing compliance with these items upon, and subsequent to, project completion.

Superintendent signature 	Date 7/25/19
Board chair signature 	Date 7/25/19
Architect/engineer signature 	Date 7/25/19





# Attachment # 2





# GFW Gibbon (Pre-K - 4th Grade) - Existing Floor Plans

## Attachment # 2



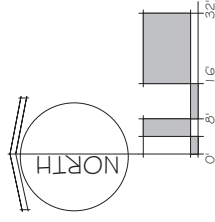
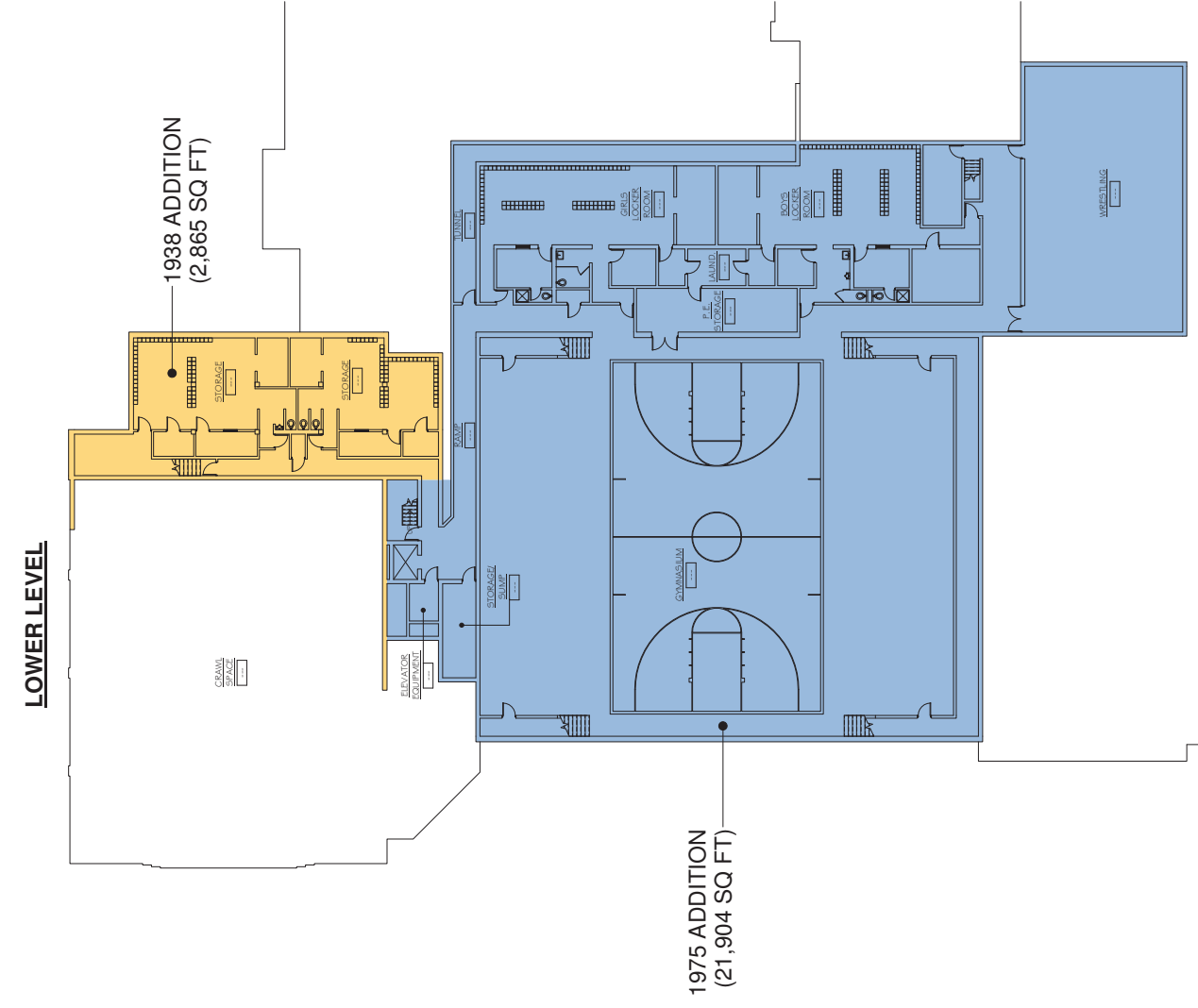






# GFW Fairfax (5th Grade - 8th Grade) - Existing Floor Plan

# Attachment # 3



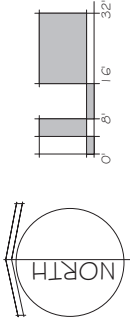
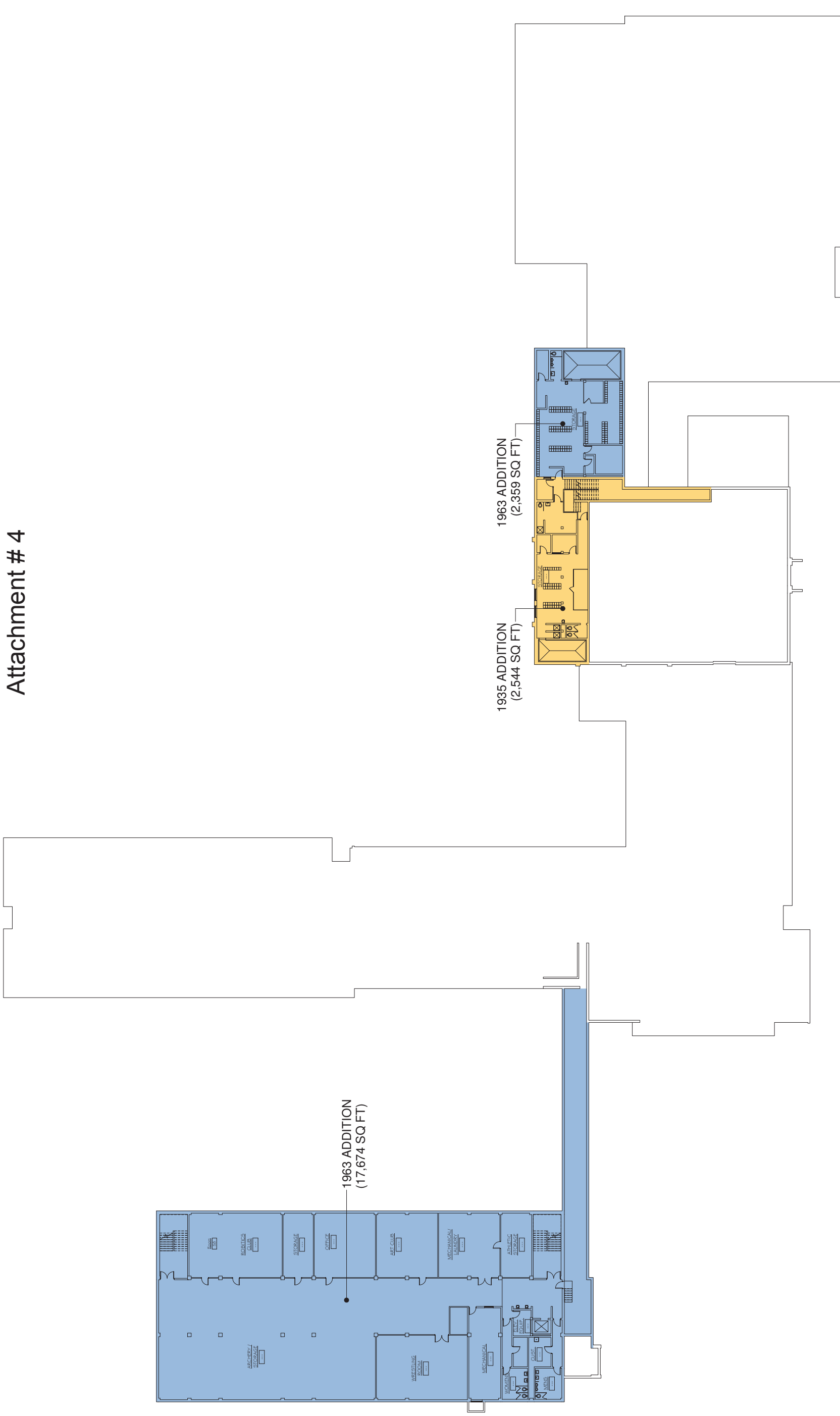






# GFW Winthrop (7th Grade - 12th Grade) Existing Floor Plan - Lower Level

# Attachment # 4



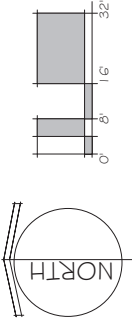
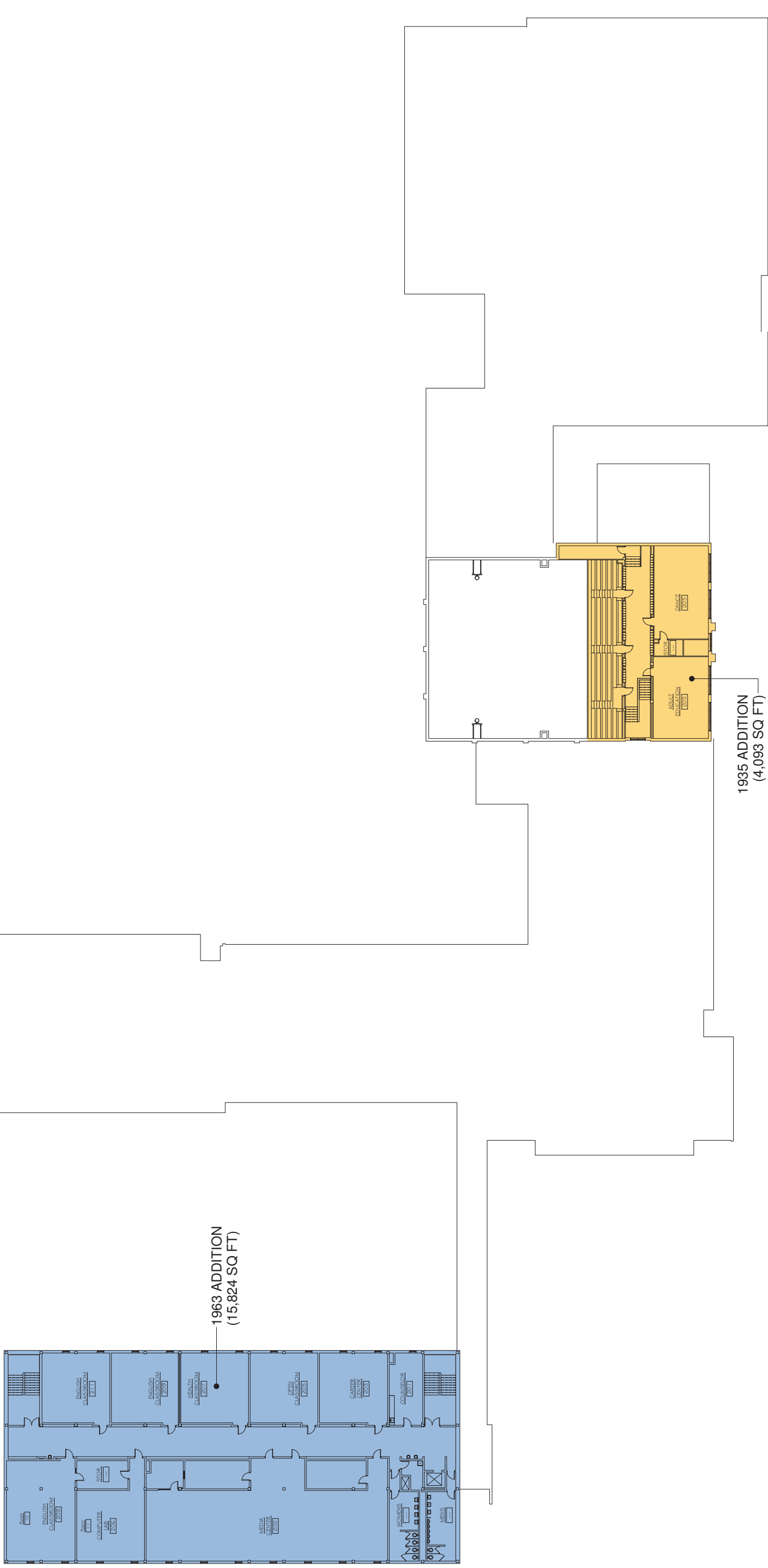


# GFW Winthrop (7th Grade - 12th Grade) Existing Floor Plan - Main Level



# GFW Winthrop (7th Grade - 12th Grade) Existing Floor Plan - Upper Level

# Attachment # 4



Space Program  
 Grades PK-12 School  
 GFW  
 ISD #2365



June 19, 2019

SPACE	QTY	AREA	TOTAL	NOTES
<b>District Administration</b>				
District Office / Reception	1	250	300	Side door entry
Superintendent Office	1	200	200	
Business Manager	1	150	150	
Bookkeeper	2	100	200	
Conference Room	1	250	250	
Community Ed	1	150	150	
<b>Administration (Split Office Area)</b>				
Main Office / Reception	1	250	250	
Principal	1	150	150	
Office	1	100	100	
Nurse (incl toilet)	1	400	400	
Conference	1	200	200	
Staff Work Room	1	350	350	
Staff Lounge	1	800	800	
Copier / Supplies	1	200	200	
HS Office/Reception	1	250	250	
HS Principal	1	150	150	
Files	1	150	150	
HS Nurse	1	600	600	
Conselor	1	150	150	
Career Center	1	400	400	
AD Office	1	150	150	
School Resource Officer	1	150	150	
Conference Room	1	250	250	
<b>Classrooms</b>				
Kindergarten Classroom (incl toilet)	3	1,200	3,600	
Grade 1 Classroom	2	850	1,700	
Grade 2 Classroom	2	850	1,700	
Grade 3 Classroom	2	850	1,700	
Grade 4 Classroom	2	850	1,700	
Grade 5 Classroom	2	850	1,700	
Grade 6 Classroom	2	850	1,700	
Flex Classrooms	1	850	850	
Flex Lab	1	1,000	1,000	
Storage	1	150	150	
7-8 Grade General Classrooms	4	850	3,400	
Science Classroom	4	1,200	4,800	
Science Prep / Stor	2	350	700	
Math Classroom	2	850	1,700	
English Classroom	2	850	1,700	
Health Classroom	1	850	850	
Spanish Classroom	1	850	850	

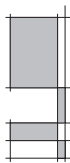
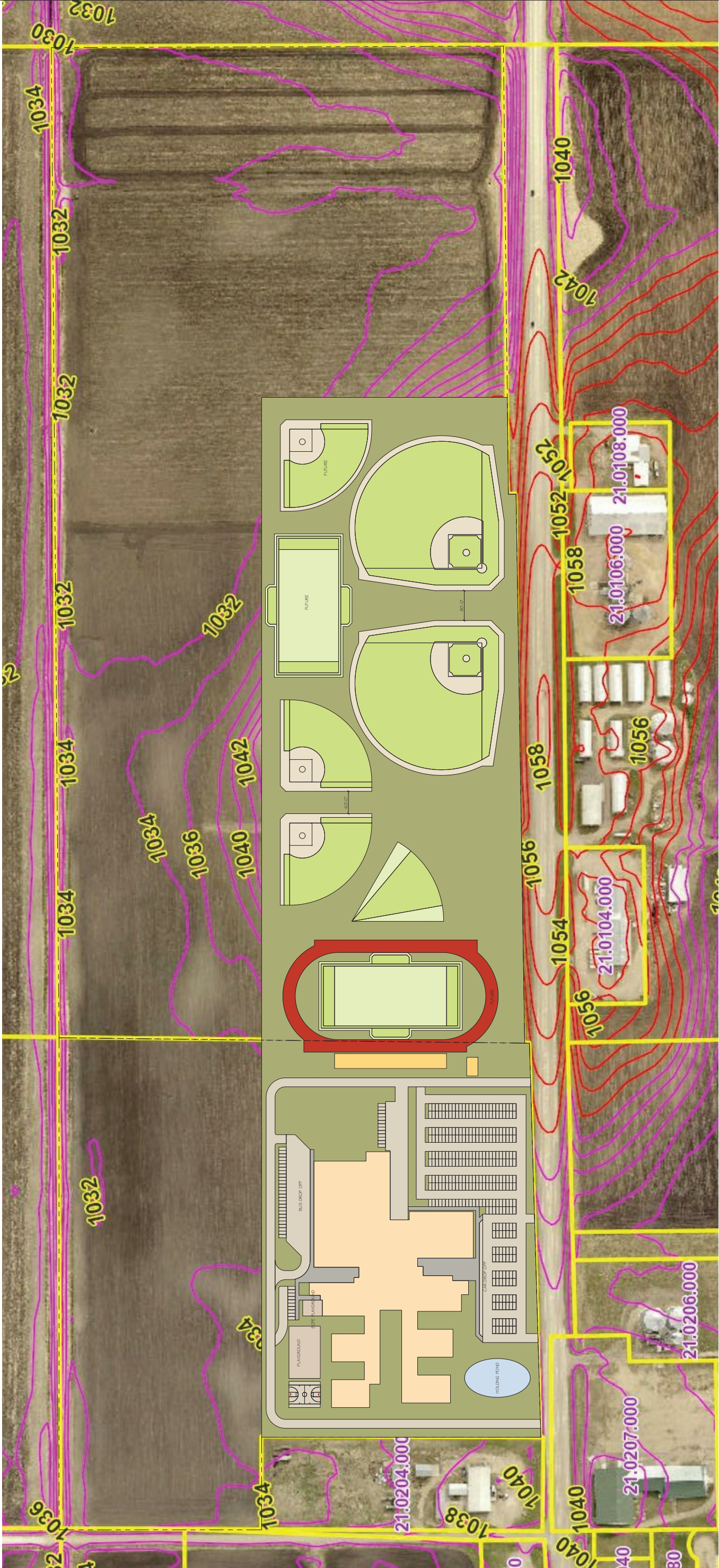
SPACE	QTY	AREA	TOTAL	NOTES
Social Studies Classroom	1	850	850	
Economics Classroom	1	850	850	
FACS Classroom	1	1,300	1,300	
Green Screen	1	850	850	
Pathways Online	1	850	850	
<b>Special Education &amp; Services</b>				
Reading Classroom / Title 1	1	750	750	
Special Ed Classroom	1	900	900	
Special Ed Classroom	3	450	1,350	
Social Work	1	150	150	
Speech	2	200	400	
ELL	2	250	500	
Specialist	3	150	450	
Office Suite	1	250	250	
<b>Art, Music &amp; Performing Arts</b>				
Music	1	1,000	1,000	
Choir	1	1,400	1,400	
Band	1	2,000	2,000	
Practice Rooms	3	80	240	
Music Storage	1	200	200	
Instrument Storage	1	600	600	
Practice	1	350	350	
Art	2	1,200	2,400	
Art Storage	1	350	350	
Auditorium/Stage	1	8,650	8,650	500 seats
Support Spaces	1	1,200	1,200	Make-up, dressing, props
<b>Media Center</b>				
Media Center	2	1,800	3,600	
Office/Workroom	1	400	400	
<b>Technology</b>				
Computer Lab	1	1,000	1,000	
Computer Lab / Multi-Media Classroom	1	1,000	1,000	
Tech Office/Storage	1	250	250	

SPACE	QTY	AREA	TOTAL	NOTES
<b>Industrial Education</b>				
Agriculture	1	1,500	1,500	
Wood Shop	1	2,400	2,400	
Metal Shop	1	2,000	2,000	
Storage	4	200	800	
Small Engine/ Automotive Shop	1	2,000	2,000	
<b>Food Service</b>				
Kitchen (incl dish, stor, coolers, office)	1	3,000	3,000	
Cafeteria	1	3,750	3,750	250 seats/ 3 shifts
Concession	1	300	300	
<b>Physical Education / Performing Arts</b>				
Gymnasium	1	19,000	19,000	3 courts
Auxillary Gym (elementary)	1	7,300	7,300	
Fitness	1	2,000	2,000	
Dance	1	900	900	
PE Storage	1	750	750	
Athletics	1	750	750	
Lockers - Boys' Varsity	1	1,500	1,500	
Lockers - Girls' Varsity	1	1,500	1,500	
Lockers - Boys' Junior Varsity	1	600	600	
Lockers - Girls' Junior Varsity	1	600	600	
<b>Community Education</b>				
ECFE Classroom	1	1,000	1,000	
ECFE Office	1	150	150	
Parent Room	1	250	250	
Motor Skills	1	1,000	1,000	
Daycare	1	1,000	1,000	
<b>NET AREA</b>			<b>123,890</b>	
<b>MULTIPLIER</b>			1.40	
<b>TOTAL AREA</b>			<b>173,446</b>	



# 1 - site diagram

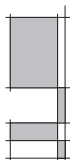
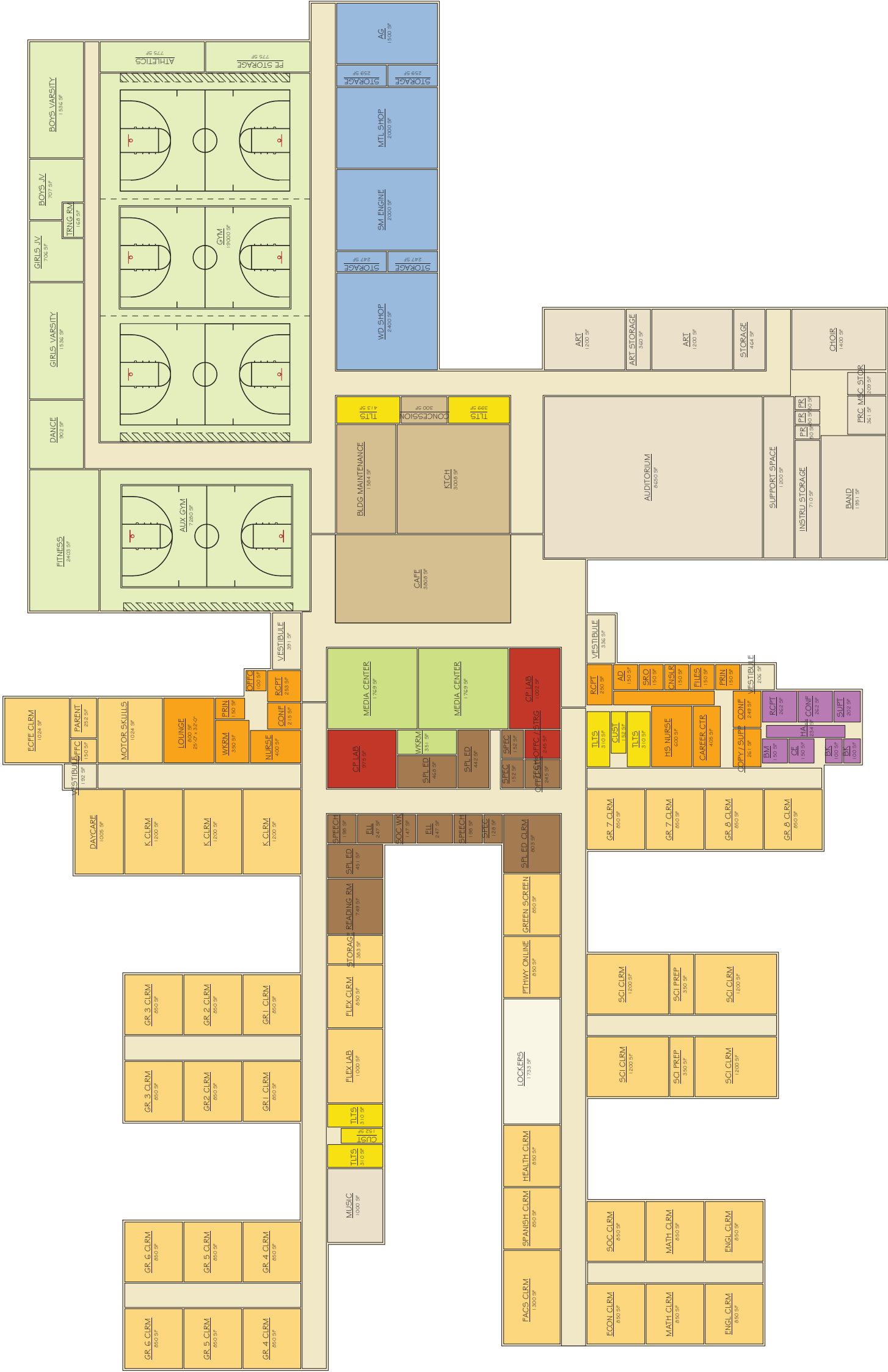
## Attachment # 6





# 1 - floor plan diagram

Attachment # 7





**GFW PUBLIC SCHOOLS**      **7/30/2019**  
**Review and Comment Budget - Option A.1**

**Attachment # 8**

				A
Work Descriptive	S.F. / Unit	Cost per SF/Unit Hard Costs	% to Total	TOTAL BUDGET
<b>SPACE NEEDS</b>			<b>86.0%</b>	<b>\$ 42,580,231</b>
			0.0%	\$ -
NEW PK-12 BUILDING	173,500	\$ 195.00	86.0%	\$ 42,580,231
			0.0%	\$ -
			0.0%	\$ -
<b>SITE DEVELOPMENT</b>			<b>9.0%</b>	<b>\$ 4,443,519</b>
PARKING LOT / DRIVES / STORM DRAINAGE	180,000	\$ 7.00	3.2%	\$ 1,585,786
SIDEWALKS	5,000	\$ 7.00	0.1%	\$ 44,050
UTILITIES	750	\$ 180.00	0.3%	\$ 169,906
PLAYGROUND	1	\$ 150,000.00	0.4%	\$ 188,784
PLAY FIELDS	871,200	\$ 1.00	2.2%	\$ 1,096,457
			0.0%	\$ -
BUILDING DEMO - WINTHROP AND FAIRFAX	227,250	\$ 4.75	2.7%	\$ 1,358,537
<b>OWNER / FINANCE COSTS</b>			<b>5.0%</b>	<b>\$ 2,466,250</b>
Allowance for Discount Bidding				\$ 371,175
Legal and Fiscal Costs				\$ 136,540
Estimated Investment Earnings				\$ (734,734)
Rounding				\$ 3,123
Owner Contingency / Land Costs	1.25%			\$ 538,029
FF&E / Technology	5.00%			\$ 2,152,117
<b>TOTAL BUDGET - Net Available for Project Costs</b>				<b>\$ 49,490,000</b>

% of Project Total  
 % of Hard Costs

HARD COSTS / ESCALATION					SOFT COSTS	
Hard Costs	CM Fees	Escalation	Design Contingency	Construction Contingency	A/E Fees	Misc. Owner Expenses
<b>\$ 33,832,500</b>	<b>\$ 1,014,975</b>	<b>\$ 1,353,300</b>	<b>\$ 1,082,640</b>	<b>\$ 1,691,625</b>	<b>\$ 2,825,690</b>	<b>\$ 779,501</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 33,832,500	\$ 1,014,975	\$ 1,353,300	\$ 1,082,640	\$ 1,691,625	\$ 2,825,690	\$ 779,501
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>\$ 3,530,638</b>	<b>\$ 105,919</b>	<b>\$ 141,226</b>	<b>\$ 112,980</b>	<b>\$ 176,532</b>	<b>\$ 294,879</b>	<b>\$ 81,346</b>
\$ 1,260,000	\$ 37,800	\$ 50,400	\$ 40,320	\$ 63,000	\$ 105,235	\$ 29,030
\$ 35,000	\$ 1,050	\$ 1,400	\$ 1,120	\$ 1,750	\$ 2,923	\$ 806
\$ 135,000	\$ 4,050	\$ 5,400	\$ 4,320	\$ 6,750	\$ 11,275	\$ 3,110
\$ 150,000	\$ 4,500	\$ 6,000	\$ 4,800	\$ 7,500	\$ 12,528	\$ 3,456
\$ 871,200	\$ 26,136	\$ 34,848	\$ 27,878	\$ 43,560	\$ 72,763	\$ 20,072
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,079,438	\$ 32,383	\$ 43,178	\$ 34,542	\$ 53,972	\$ 90,155	\$ 24,870
<b>\$ 37,363,138</b>	<b>\$ 1,120,894</b>	<b>\$ 1,494,526</b>	<b>\$ 1,195,620</b>	<b>\$ 1,868,157</b>	<b>\$ 3,120,569</b>	<b>\$ 860,847</b>

75.5%      2.3%      3.0%      2.4%      3.8%      6.3%      1.7%  
 3.00%      4.00%      3.20%      5.00%      7.25%      2.00%



7/1/2019

	Planning Timing
	Prep / Prelim / Post Work
	Construction
	Demo

Attachment # 9

PLANNING SCHEDULE

		2019						2020												2021												2022											
A.1		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec
N O V E M B E R	PreReferendum Planning																																										
	Review and Comment																																										
	Design Development																																										
	Construction Documents																																										
	Bid Phase, Contracts																																										
	Construction																																										
	New PK - 12 Building																																										
	Fairfax Demolition																																										
	Winthrop Demolition																																										

## PRELIMINARY ESTIMATES - FOR REVIEW AND COMMENT

**GFW Public Schools, ISD No. 2365**

Estimated Sources and Uses for Possible Bond Issue

November 2019 Election for General Obligation School Building Bonds

July 30, 2019

	November Election
<b>Bond Amount</b>	<b>\$49,490,000</b>
<b>Project Amount</b>	<b>\$49,713,896</b>
<b>Number of Years (Tax Levies)</b>	<b>20</b>
<b>Dated</b>	<b>2/1/2020</b>
<b>Sources of Funds</b>	
Par Amount	\$49,490,000
Investment Earnings <sup>1</sup>	734,734
Total Sources	\$50,224,734
<b>Uses of Funds</b>	
Allowance for Discount Bidding <sup>2</sup>	\$371,175
Legal and Fiscal Costs <sup>3</sup>	136,540
<b>Net Available for Project Costs</b>	<b>49,717,020</b>
Total Uses	\$50,224,734
<b>Deposit to the Construction Fund</b>	<b>\$48,982,285</b>

1 Estimated investment earnings are based on an average interest rate of 1.0%, and an average life of 18 months.

2 The allowance for discount bidding is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

3 Includes fees for municipal advisor, bond counsel, rating agency, paying agent and county certificates.

**GFW Public Schools, ISD No. 2365****Analysis of Possible Structure for Capital and Debt Levies****\$49,490,000 Bond Issue****20 Years****Wrapped Around Existing Debt**

Principal Amount:	\$49,490,000
Dated Date:	2/1/2020
Avg. Interest Rate:	4.00%

<b>PreK-12 Building November Election</b>
---

**July 30, 2019**

Levy Pay Year	Fiscal Year	Tax Capacity Value <sup>1</sup>		Existing Commitments					Proposed New Debt				Combined Totals			
		(\$000s)	% Chg	Building Bonds <sup>2</sup>	OPEB Bonds <sup>2</sup>	Est. Debt Excess <sup>3</sup>	Net Levy	Tax Rate	Principal	Interest	Est. Debt Excess <sup>3</sup>	Adjusted Debt Levy	Adjusted Debt Levy	State Aid	Net Levy	Tax Rate
2018	2019	15,602	-6.0%	329,550	111,339	(16,048)	424,842	2.72	-	-	-	-	424,842	-	424,842	2.72
2019	2020	15,482	-0.7%	326,763	107,796	(41,983)	392,575	2.54	-	-	-	-	392,575	-	392,575	2.54
2020	2021	15,327	-1.0%	333,855	109,108	(20,727)	422,237	2.75	1,240,000	1,979,600	-	3,380,580	3,802,817	-	3,802,817	24.81
2021	2022	15,327	0.0%	335,102	110,158	(17,719)	427,542	2.79	1,285,000	1,930,000	-	3,375,750	3,803,292	-	3,803,292	24.81
2022	2023	15,327	0.0%	330,383	110,723	(17,810)	423,295	2.76	1,340,000	1,878,600	-	3,379,530	3,802,825	-	3,802,825	24.81
2023	2024	15,327	0.0%	-	111,011	(17,644)	93,367	0.61	1,835,000	1,825,000	(135,181)	3,707,819	3,801,186	-	3,801,186	24.80
2024	2025	15,327	0.0%	-	110,775	(4,440)	106,335	0.69	1,910,000	1,751,600	(148,313)	3,696,367	3,802,702	-	3,802,702	24.81
2025	2026	15,327	0.0%	-	-	-	-	-	2,090,000	1,675,200	(147,855)	3,805,605	3,805,605	-	3,805,605	24.83
2026	2027	15,327	0.0%	-	-	-	-	-	2,175,000	1,591,600	(152,224)	3,802,706	3,802,706	-	3,802,706	24.81
2027	2028	15,327	0.0%	-	-	-	-	-	2,265,000	1,504,600	(152,108)	3,805,972	3,805,972	-	3,805,972	24.83
2028	2029	15,327	0.0%	-	-	-	-	-	2,355,000	1,414,000	(152,239)	3,805,211	3,805,211	-	3,805,211	24.83
2029	2030	15,327	0.0%	-	-	-	-	-	2,445,000	1,319,800	(152,208)	3,800,832	3,800,832	-	3,800,832	24.80
2030	2031	15,327	0.0%	-	-	-	-	-	2,545,000	1,222,000	(152,033)	3,803,317	3,803,317	-	3,803,317	24.81
2031	2032	15,327	0.0%	-	-	-	-	-	2,645,000	1,120,200	(152,133)	3,801,327	3,801,327	-	3,801,327	24.80
2032	2033	15,327	0.0%	-	-	-	-	-	2,755,000	1,014,400	(152,053)	3,805,817	3,805,817	-	3,805,817	24.83
2033	2034	15,327	0.0%	-	-	-	-	-	2,865,000	904,200	(152,233)	3,805,427	3,805,427	-	3,805,427	24.83
2034	2035	15,327	0.0%	-	-	-	-	-	2,980,000	789,600	(152,217)	3,805,863	3,805,863	-	3,805,863	24.83
2035	2036	15,327	0.0%	-	-	-	-	-	3,095,000	670,400	(152,235)	3,801,435	3,801,435	-	3,801,435	24.80
2036	2037	15,327	0.0%	-	-	-	-	-	3,220,000	546,600	(152,057)	3,802,873	3,802,873	-	3,802,873	24.81
2037	2038	15,327	0.0%	-	-	-	-	-	3,350,000	417,800	(152,115)	3,804,075	3,804,075	-	3,804,075	24.82
2038	2039	15,327	0.0%	-	-	-	-	-	3,485,000	283,800	(152,163)	3,805,077	3,805,077	-	3,805,077	24.83
2039	2040	15,327	0.0%	-	-	-	-	-	3,610,000	144,400	(152,203)	3,789,917	3,789,917	-	3,789,917	24.73
2040	2041	15,327	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	2042	15,327	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>				<b>1,655,653</b>	<b>770,910</b>	<b>(136,371)</b>	<b>2,290,192</b>		<b>49,490,000</b>	<b>23,983,400</b>	<b>(2,561,570)</b>	<b>74,585,500</b>	<b>76,875,692</b>	<b>-</b>	<b>76,875,692</b>	

<sup>1</sup> Tax capacity value for taxes payable in 2018 and 2019 are the actual final values. Estimates for future years are based on the percentage changes as shown above.

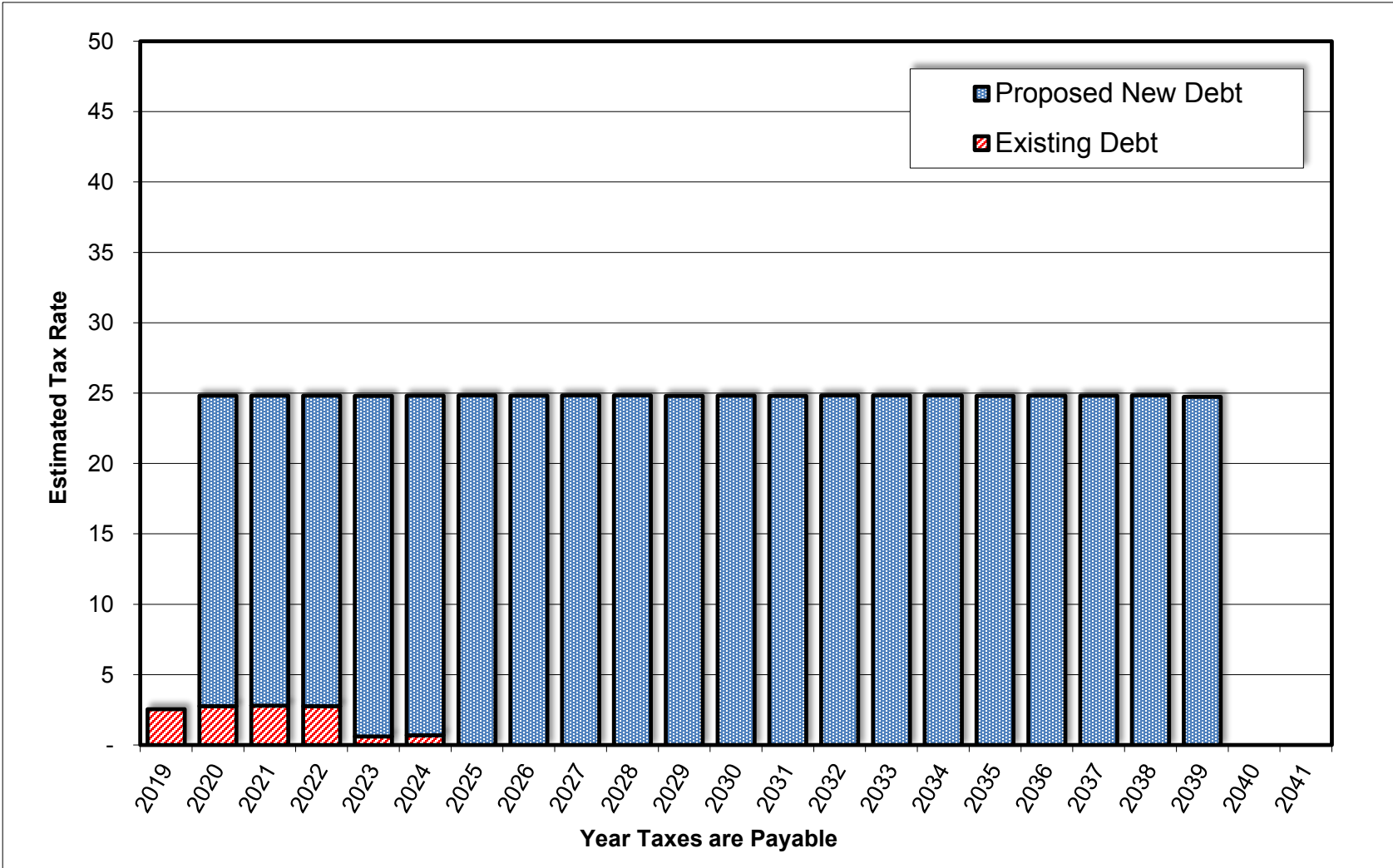
<sup>2</sup> Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.

<sup>3</sup> Debt excess adjustment for taxes payable in 2018 and 2019 are the actual amounts. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy.

**GFW Public Schools, ISD No. 2365**  
**Estimated Tax Rates for Capital and Debt Service Levies**  
**Existing Commitments and Proposed New Debt**

**\$49,490,000 Bond Issue**  
**20 Years**  
**Wrapped Around Existing Debt**

Date Prepared: July 30, 2019



**GFW Public Schools, ISD No. 2365**

July 30, 2019

**Analysis of Tax Impact for Potential Bond Issue**

November 2019 Election

<b>Project Amount</b>	<b>\$49,713,896</b>
<b>Bond Issue Amount</b>	<b>\$49,490,000</b>
<b>Average Interest Rate</b>	<b>4.00%</b>
<b>Number of Years</b>	<b>20</b>

<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Estimated Annual Tax Impact*</b>
Residential Homestead	\$50,000	\$66
	60,000	79
	75,000	99
	100,000	158
	125,000	218
	150,000	279
	175,000	339
	200,000	399
	250,000	519
	300,000	639
	350,000	759
Commercial/ Industrial	\$50,000	\$165
	100,000	331
	250,000	938
	500,000	2,041
Agricultural Homestead** (average value per acre of land & buildings)	1,000,000	4,247
	\$5,000	\$2.76
	6,000	3.31
	7,000	3.86
	8,000	4.41
Agricultural Non-Homestead** (average value per acre of land & buildings)	9,000	4.96
	10,000	5.52
	\$5,000	\$5.52
	6,000	6.62
	7,000	7.72
	8,000	8.82
	9,000	9.93
	10,000	11.03

\* Estimated tax impact includes principal and interest payments on the new bonds. The figures in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

\*\* **Estimated tax impact for taxes payable 2020 includes 50% reduction due to the School Building Bond Agricultural Credit.**  
Average value per acre is the total estimated value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. If you own more than \$1.88 million of agricultural homestead property, the impact may be higher.